Robert Ellis

look no further. . .

Kelvin Close
Stapleford, Nottingham NG9 7DF

A TWO BEDROOM DETACHED BUNGALOW.

£230,000 Freehold

0115 949 0044

/robertellisestateagent @robertellisea

A two bedroom DETACHED BUNGALOW offered for sale in a ready to move in condition.

Benefitting from gas fired central heating with an upgraded boiler in 2018, majority double glazed windows and useful full width sun lounge with utility area.

Situated in a cul de sac amongst similar bungalows, a stone's throw from the town centre of Stapleford and within walking distance of a regular bus service, as well as local amenities.

The property benefits from off-street parking, garage, and easy to maintain gardens.

Due to the current shortage of bungalows for sale in the area, we strongly recommend an early internal viewing to avoid disappointment.

ENTRANCE HALL
Double glazed side entrance door. Doors to all rooms.

LIVING ROOM
15'7" x 10'5" reducing to 9'3" (4.75 x 3.20 reducing to 2.82)
Flame effect gas fire, radiator, double glazed bay window to the front.

BEDROOM ONE
14'2" x 9'0" (4.34 x 2.75)
Fitted wardrobes, dressing table and drawers. Radiator, window to the rear.

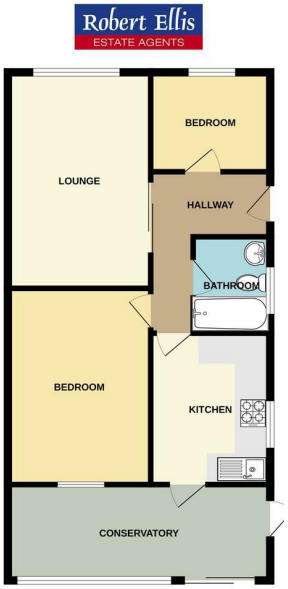
BEDROOM TWO
7'9" x 7'4" (2.37 x 2.24)
Radiator, double glazed window to the front.

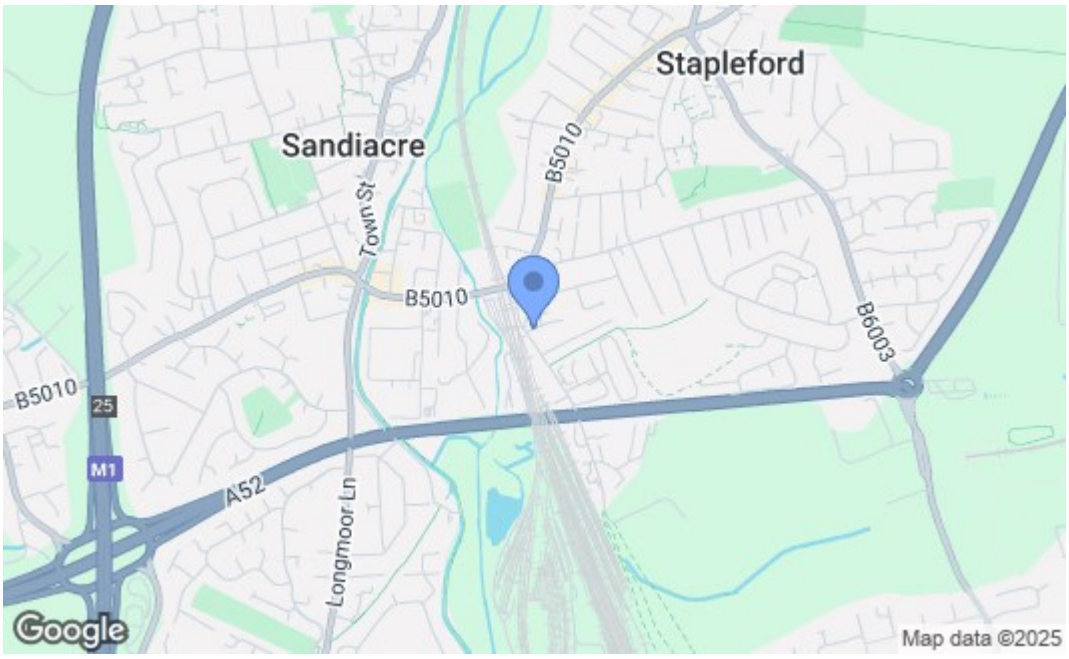
KITCHEN
10'8" x 8'10" (3.27 x 2.7)
Fitted range of wall and base units with work surfacing and inset one and a half bowl sink unit with single drainer. Built-in electric oven and hob. Wall mounted gas combination boiler (installed 5th September 2018) for central heating and hot water. Radiator, window, and door leading to sun lounge.

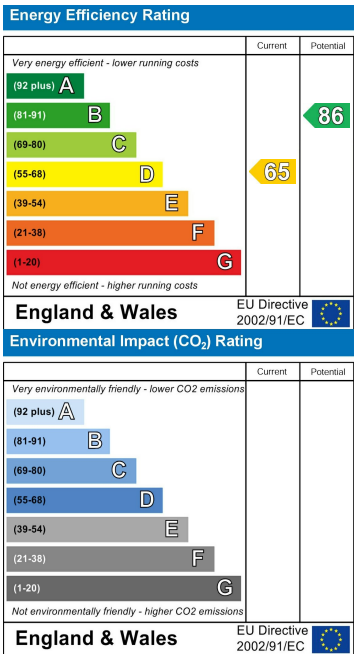
SUN LOUNGE
16'9" x 7'3" (5.11 x 2.22)
Radiator, double glazed windows, patio door leading to rear garden. Useful utility area with plumbing for washing machine.

OUTSIDE
Block paved forecourt and driveway providing off-street parking. The driveway continues along the side of the property leading to a section of concrete single garage. To the rear, the garden is laid to lawn with patio area and garden shed.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre. Continue through the town and shortly before the bridge, turn left onto Bessell Lane. Follow the road down, turning 2nd left onto Kelvin Close, where the property is on the right hand side, identified by our For Sale board.







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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